



THE
A-TEAM

**RE/MAX
FIRST**

1802 19 Avenue, Calgary T2M 1B5

MLS®#: **A2133459**

Area: **Capitol Hill**

Listing Date: **10/16/24**

List Price: **\$730,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Single Garage Detached**

DOM

2

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 11`8"	Dining Room	Main	11`9" x 8`7"
Kitchen	Main	13`6" x 12`6"	2pc Bathroom	Main	8`11" x 5`0"
Game Room	Basement	16`8" x 10`5"	Bedroom	Basement	16`8" x 9`7"
Furnace/Utility Room	Basement	9`5" x 6`3"	4pc Bathroom	Basement	9`3" x 4`11"
Bedroom - Primary	Second	12`2" x 11`11"	Walk-In Closet	Second	8`1" x 5`1"
5pc Ensuite bath	Second	9`6" x 4`11"	4pc Bathroom	Second	9`6" x 6`8"
Bedroom	Second	9`3" x 9`7"	Bedroom	Second	11`11" x 9`7"







